

128.A

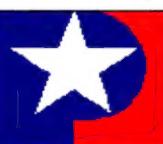
0003

0001.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
390,600 / 390,600
390,600 / 390,600
390,600 / 390,600
Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		ORCHARD PL, ARLINGTON

OWNERSHIP	Unit #:	1
Owner 1: EMERY SUE		
Owner 2:		
Owner 3:		
Street 1: 24 ORCHARD PLACE #1		
Street 2:		

Twn/City: ARLINGTON		
St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02476		Type:

PREVIOUS OWNER		
Owner 1: KELLER PRESTON T -		
Owner 2: GIESKES MARIA -		
Street 1: 24 ORCHARD PLACE #1		
Twn/City: ARLINGTON		
St/Prov: MA	Cntry:	
Postal: 02476		

NARRATIVE DESCRIPTION		
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1921, having primarily Clapboard Exterior and 900 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 1 Bdrm.		

OTHER ASSESSMENTS		
Code	Descrip/No	Amount
		Com. Int

PROPERTY FACTORS		
Item	Code	Description
Z	R2	TWO FAMIL
o		100
n		water
		Sewer
		Electri
Census:		Exempt
Flood Haz:		
D		Topo
s		Street
t		Gas:

LAND SECTION (First 7 lines only)		
Use Code	Description	LUC Fact
102	Condo	0
		No of Units
		Depth / PriceUnits
		Unit Type
		Land Type
		LT Factor

Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo	0	Sq. Ft.	Site	0	0.	0.00	7237											

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	390,600			390,600		230342
							GIS Ref
							GIS Ref
							Insp Date
							02/15/02

Total Card	0.000	390,600		390,600	Entered Lot Size
Total Parcel	0.000	390,600		390,600	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	434.00	Land Unit Type:

Parcel ID	128.A-0003-0001.0
-----------	-------------------

!14602!

PREVIOUS ASSESSMENT																			
---------------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	390,600	0	.	390,600		Year end	12/23/2021	
2021	102	FV	379,400	0	.	379,400		Year End Roll	12/10/2020	
2020	102	FV	373,700	0	.	373,700	373,700	Year End Roll	12/18/2019	
2019	102	FV	403,100	0	.	403,100	403,100	Year End Roll	1/3/2019	
2018	102	FV	356,700	0	.	356,700	356,700	Year End Roll	12/20/2017	
2017	102	FV	325,400	0	.	325,400	325,400	Year End Roll	1/3/2017	
2016	102	FV	305,000	0	.	305,000	305,000	Year End	1/4/2016	
2015	102	FV	282,000	0	.	282,000	282,000	Year End Roll	12/11/2014	

TAX DISTRICT																			
--------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KELLER PRESTON	67272-5		5/18/2016		355,000	No	No		
MCLAUGHLIN LIND	56778-183		4/26/2011		283,000	No	No		
CRAIG JAMES E	44182-63		11/29/2004		290,000	No	No		
CROSBY STEPHEN	33366-219		7/31/2001		252,000	No	No	4	

PAT ACCT.																			
-----------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING PERMITS																			
------------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

ACTIVITY INFORMATION																			
----------------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Date	Result	By	Name
2/15/2002	Inspected	PM	Peter M

Sign:	VERIFICATION OF VISIT NOT DATA																		
-------	--------------------------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

/ / /

